![Gmail logo] M Gmail   **Emma Trivella <emmatrivella@gmail.com>**

Building Height Dispute Submission: Document Confirmation Request - Fountain Towers
24 messages

Emma Trivella <emmatrivella@gmail.com>   Wed, Jan 22, 2025 at 3:15 PM
To: narindersingh@miamibeachfl.gov, jamesbartell@miamibeachfl.gov
Cc: rrabasa Fountain tower 1 <rrabasa313@gmail.com>, Reinaldo Quintero-Fernandez <rfquintero62@gmail.com>, 803 FT Jairo Orlando Naranjo <naranjoj@hotmail.com>, Bob Olis <silobob69@gmail.com>

Dear Narinder and James,

I hope this message finds you well. I am reaching out to request guidance on submitting a dispute to the City of Miami Beach regarding the high-rise building sprinklers code.

Our building, Fountain Towers, located at **7118 Bonita Dr, Miami Beach, FL 33141**, is currently classified as a high-rise. However, in our drawing we fall below the 75-foot height limit as outlined in the code requirements.

We have the official building drawings on hand, and we were informed by the fire inspector that either a survey or an elevation certificate will be necessary to support the dispute.

Could you please confirm the specific documents required for submission to the city to validate our building's height?

Your guidance on this matter at your earliest convenience would be greatly appreciated.

Thank you very much for your time and assistance.

Best regards,
Emma Trivella
Vice President, Board of Directors, Fountain Towers
emmatrivella@gmail.com
617-549-0734

Singh, Narinder <NarinderSingh@miamibeachfl.gov>   Thu, Jan 23, 2025 at 9:38 AM
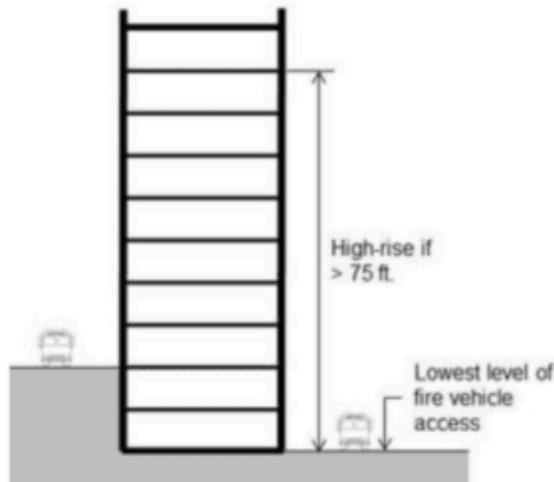To: Emma Trivella <emmatrivella@gmail.com>
Cc: rrabasa Fountain tower 1 <rrabasa313@gmail.com>, Reinaldo Quintero-Fernandez <rfquintero62@gmail.com>, 803 FT Jairo Orlando Naranjo <naranjoj@hotmail.com>, Bob Olis <silobob69@gmail.com>, "Bartell, James" <JamesBartell@miamibeachfl.gov>, "Bloomfield, Jeremy" <JeremyBloomfield@miamibeachfl.gov>, "Seijas, Vince" <VinceSeijas@miamibeachfl.gov>

Good morning Emma,

Based on the Florida Building Code a High-Rise Building is defined as "A building with an occupied floor located more than 75 feet (22 860 mm) above the lowest level of fire department vehicle access". If the roof is an occupiable roof such as a summer kitchen, rooftop pool, trellis, etc. then the height includes the roof. The fire sprinklers installation is inspected by our Fire Prevention Department (Captain Bloomfield is copied) to share additional information. An elevation certificate signed and sealed by a Florida Licensed Surveyor verifying the height must be submitted to the Fire Official Mr. Bloomfield and Building Official Mr. Seijas.

Please see the typical measurement information below with unoccupied roofs.

WHAT IS A HIGH-RISE BUILDING?

High-rise if > 75 ft.

Lowest level of fire vehicle access

Thus, it is vitally important to be able to accurately identify a structure as a high-rise. The IBC provides a definition for high-rise in Chapter 2. A high-rise is defined as, *"a building with an occupied floor located more than 75 feet (22,680 mm) above the lowest level of fire department vehicle access."* Straight forward, right? Let's dig into this definition a little more. Where did the 75 feet rule come from? Most municipalities have apparatus that can combat fire up to about 75 feet.

Regards,

MIAMIBEACH

Narinder Singh, *Deputy Director,*

BUILDING DEPARTMENT

1700 Convention Center Dr., 2nd FL, Miami Beach, FL 33139

Tel: (305) 673 - 7610 ext. 26801 / www.miamibeachfl.gov

We are committed to providing excellent public service and safety to all who live, work and play in our vibrant, tropical, historic community.

From: Emma Trivella <emmatrivella@gmail.com>
Sent: January 22, 2025 3:15 PM
To: Singh, Narinder <NarinderSingh@miamibeachfl.gov>; Bartell, James <JamesBartell@miamibeachfl.gov>
Cc: rrabasa Fountain tower 1 <rrabasa313@gmail.com>; Reinaldo Quintero-Fernandez <rfquintero62@gmail.com>; 803 FT Jairo Orlando Naranjo <naranjoj@hotmail.com>; Bob Olis <silobob69@gmail.com>
Subject: Building Height Dispute Submission: Document Confirmation Request - Fountain Towers

Some people who received this message don't often get email from emmatrivella@gmail.com. Learn why this is important

[THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS]

[Quoted text hidden]

Emma Trivella <emmatrivella@gmail.com>   Thu, Jan 23, 2025 at 2:01 PM
To: "Singh, Narinder" <NarinderSingh@miamibeachfl.gov>
Cc: rrabasa Fountain tower 1 <rrabasa313@gmail.com>, Reinaldo Quintero-Fernandez <rfquintero62@gmail.com>, 803 FT Jairo Orlando Naranjo <naranjoj@hotmail.com>, Bob Olis <silobob69@gmail.com>, "Bartell, James" <JamesBartell@miamibeachfl.gov>, "Bloomfield, Jeremy" <JeremyBloomfield@miamibeachfl.gov>, "Seijas, Vince" <VinceSeijas@miamibeachfl.gov>

Thank you for the confirmation. We will work on obtaining an elevation certificate and proceed with the submission per your instructions.

Best regards,
Emma Trivella
emmatrivella@gmail.com

[Quoted text hidden]

Emma Trivella <emmatrivella@gmail.com>   Mon, Feb 3, 2025 at 1:22 PM
To: "Seijas, Vince" <vinceseijas@miamibeachfl.gov>, "Bloomfield, Jeremy" <jeremybloomfield@miamibeachfl.gov>
Cc: "Singh, Narinder" <narindersingh@miamibeachfl.gov>, "Bartell, James" <JamesBartell@miamibeachfl.gov>, rrabasa Fountain tower 1 <rrabasa313@gmail.com>,
Reinaldo Quintero-Fernandez <rfquintero62@gmail.com>, 803 FT Jairo Orlando Naranjo <naranjoj@hotmail.com>, Bob Olis <silobob69@gmail.com>

Dear Mr. Seijas and Mr. Bloomfield,

I hope you're doing well.

I am the current VP of <u>Fountain Towers Condominium</u>, located at **7118 Bonita Dr, Miami Beach, FL 33141**. Our building received a notice from the city identifying it as a high-rise, requiring compliance with the sprinkler code.

However, based on our building drawings, we have determined that our structure falls below the 75-foot height threshold outlined in the code. Fire Inspector Mr. Lazcano and later Mr. Singh advised us to obtain an elevation certificate to confirm our actual building height.

Attached, you will find the elevation certificate, signed and sealed by Vizcaya Surveying and Mapping, Inc. **The height of the building appears in the certificate to be 72.8'**

We would like to formally initiate the dispute process to have our building removed from the high-rise classification list and exempted from the sprinkler code requirement. Please let us know the next steps.

Thank you!
[Quoted text hidden]

📄 **MX-2651_20250131_174816.pdf**
1097K

Emma Trivella <emmatrivella@gmail.com>   Wed, Feb 12, 2025 at 3:32 PM
To: "Seijas, Vince" <vinceseijas@miamibeachfl.gov>, "Bloomfield, Jeremy" <jeremybloomfield@miamibeachfl.gov>
Cc: "Singh, Narinder" <narindersingh@miamibeachfl.gov>, "Bartell, James" <JamesBartell@miamibeachfl.gov>, rrabasa Fountain tower 1 <rrabasa313@gmail.com>,
Reinaldo Quintero-Fernandez <rfquintero62@gmail.com>, 803 FT Jairo Orlando Naranjo <naranjoj@hotmail.com>, Bob Olis <silobob69@gmail.com>

Dear Mr. Seijas and Mr. Bloomfield,

I hope you're doing well.

I wanted to follow up on my previous email regarding the high-rise classification of Fountain Towers Condominium and our request for exemption from the sprinkler code requirement. We have provided the elevation certificate, which confirms our building height as 72.8 feet—below the 75-foot threshold.

Could you please provide an update on the status of our request and outline the next steps in the dispute process? We appreciate your guidance and any additional information required to move forward.

Looking forward to your response.
Best regards,
Emma Trivella
emmatrivella@gmail.com
6175490734

[Quoted text hidden]

Bloomfield, Jeremy <JeremyBloomfield@miamibeachfl.gov>   Fri, Feb 14, 2025 at 5:11 PM
To: Emma Trivella <emmatrivella@gmail.com>, "Seijas, Vince" <VinceSeijas@miamibeachfl.gov>
Cc: "Singh, Narinder" <NarinderSingh@miamibeachfl.gov>, "Bartell, James" <JamesBartell@miamibeachfl.gov>, rrabasa Fountain tower 1 <rrabasa313@gmail.com>, Reinaldo Quintero-Fernandez <rfquintero62@gmail.com>, 803 FT Jairo Orlando Naranjo <naranjoj@hotmail.com>, Bob Olis <silobob69@gmail.com>

Good evening Mrs. Trivella ,

The elevation certificate does not determine if a building is considered a high-rise in Florida. Can you please provide the Building plans / Elevation Drawings. It is critical that the measurement is taken from the street where our ladder truck would need to stage.

Florida Fire Prevention Code Reference below.

3.3.37.7* High-Rise Building. A building where the floor of

an occupiable story is greater than 75 ft (23 m) above the

lowest level of fire department vehicle access.

Regards,

MIAMI**BEACH**

Jeremy Bloomfield , *Fire Prevention Captain*

Fire Prevention

1701 Meridian Avenue, 2nd Floor, Miami Beach, FL 33139

Tel: 305-673-7000 ext 2883 / Fax: 305-673-1085 / jbloomfield@miamibeachfl.gov

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[Quoted text hidden]

Emma Trivella <emmatrivella@gmail.com>   Tue, Feb 18, 2025 at 12:44 PM
To: joselazcano@miamibeachfl.gov
Cc: rrabasa Fountain tower 1 <rrabasa313@gmail.com>, Reinaldo Quintero-Fernandez <rfquintero62@gmail.com>, 803 FT Jairo Orlando Naranjo <naranjoj@hotmail.com>

Dear Mr. Lazcano,

I hope you're doing well. Ruben Rabasa informed me that he spoke with you regarding our ongoing submission dispute to exempt the building from the sprinkler code requirement, as we fall below the 75-foot high-rise threshold.

Below, you'll find the email chain with the Miami Beach Fire and Building Department, along with the recently completed elevation certificate and building drawings confirming the structure's height.

We would greatly appreciate your input on how best to respond to Mr. Bloomfield to ensure a clearer and more effective submission. Any direct support you can provide would also be invaluable.

Looking forward to your guidance.

Best regards,
Emma Trivella
emmatrivella@gmail.com
6175490734

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2 attachments

📄 **MX-2651_20250131_174816.pdf**
1097K

📄 **Records_Request_Download_PRR-2025-196_2025-02-18--12-41-22.zip**
14614K

Lazcano, Jose <JoseLazcano@miamibeachfl.gov>   Tue, Feb 18, 2025 at 3:36 PM
To: Emma Trivella <emmatrivella@gmail.com>
Cc: rrabasa Fountain tower 1 <rrabasa313@gmail.com>, Reinaldo Quintero-Fernandez <rfquintero62@gmail.com>, 803 FT Jairo Orlando Naranjo <naranjoj@hotmail.com>

Hello Emma,

As Chief Bloomfield stated an elevation certificate is not what we need, we need an elevation survey that indicates the height from the street level to the last usable floor. If this distance is greater than 75'-0" then your building is considered a Highrise.

From: Emma Trivella <emmatrivella@gmail.com>
Sent: Tuesday, February 18, 2025 12:44 PM
To: Lazcano, Jose <JoseLazcano@miamibeachfl.gov>
Cc: rrabasa Fountain tower 1 <rrabasa313@gmail.com>; Reinaldo Quintero-Fernandez <rfquintero62@gmail.com>; 803 FT Jairo Orlando Naranjo <naranjoj@hotmail.com>
Subject: Fwd: Building Height Dispute Submission: Document Confirmation Request - Fountain Towers

You don't often get email from emmatrivella@gmail.com. Learn why this is important

[Quoted text hidden]

Lazcano, Jose <JoseLazcano@miamibeachfl.gov>   Wed, Feb 19, 2025 at 7:42 AM
To: Emma Trivella <emmatrivella@gmail.com>
Cc: rrabasa Fountain tower 1 <rrabasa313@gmail.com>, Reinaldo Quintero-Fernandez <rfquintero62@gmail.com>, 803 FT Jairo Orlando Naranjo <naranjoj@hotmail.com>, "Bloomfield, Jeremy" <JeremyBloomfield@miamibeachfl.gov>

Good Morning all,

Emma I'm sending you a sample of the paperwork needed. I have redacted all information that pertains to the engineer and the building. This is not an endorsement of any contractor. I hope this helps. Good luck.

From: Emma Trivella <emmatrivella@gmail.com>
Sent: Tuesday, February 18, 2025 12:44 PM
To: Lazcano, Jose <JoseLazcano@miamibeachfl.gov>
Cc: rrabasa Fountain tower 1 <rrabasa313@gmail.com>; Reinaldo Quintero-Fernandez <rfquintero62@gmail.com>; 803 FT Jairo Orlando Naranjo

<naranjoj@hotmail.com>
Subject: Fwd: Building Height Dispute Submission: Document Confirmation Request - Fountain Towers

You don't often get email from emmatrivella@gmail.com. Learn why this is important

[Quoted text hidden]

📕 **5640 Collins.pdf**
641K

Emma Trivella <emmatrivella@gmail.com>   Wed, Feb 19, 2025 at 8:00 AM
To: "Lazcano, Jose" <JoseLazcano@miamibeachfl.gov>
Cc: rrabasa Fountain tower 1 <rrabasa313@gmail.com>, Reinaldo Quintero-Fernandez <rfquintero62@gmail.com>, 803 FT Jairo Orlando Naranjo
<naranjoj@hotmail.com>

Hello Mr Lazcano -

Thank you for your response. Per the attached documentation, the second page of the elevation certificate indicates the height of the building from the street level
to the last usable floor. I will contact the survey company tomorrow to confirm whether this elevation certificate is equivalent to an elevation survey, as we clearly
communicated this request when arranging their services.

Please see below:

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):

C.O.R.= 3.35 '
A5.Latitude and Longitude obtained using Google Earth.
C2e Machinery and Equipment A/C is located at left side of the lobby.
JOB # 250071   The height of the building is 72.8'

Let me know if this clarifies what is required or if I should request additional documentation from the survey company

Best regards,
Emma Trivella
emmatrivella@gmail.com
6175490734

[Quoted text hidden]

Emma Trivella <emmatrivella@gmail.com>   Thu, Mar 20, 2025 at 11:48 AM
To: "Lazcano, Jose" <JoseLazcano@miamibeachfl.gov>
Cc: Reinaldo Fernandez <rfquintero62@gmail.com>, rrabasa Fountain tower 1 <rrabasa313@gmail.com>, 803 FT Jairo Orlando Naranjo <naranjoj@hotmail.com>

Hello Mr Lazcano -

Thank you again for your guidance on the building height dispute submission.

Attached is the height certificate in the requested format. Could you please confirm if this meets the requirements? If so, I will forward it to Mr. Bloomfield.

Looking forward to your confirmation.

Best regards,
Emma Trivella
emmatrivella@gmail.com
6175490734

[Quoted text hidden]

📄 **250191(7118 BONITA DR MIAMI BEACH, FL 33141)building height certification (1).pdf**
261K

Mail Delivery Subsystem <mailer-daemon@googlemail.com>   Fri, Mar 21, 2025 at 4:00 PM
To: emmatrivella@gmail.com

Delivery incomplete

There was a temporary problem delivering your message to **rfquintero62@gmail.com**. Gmail will retry for 43 more hours. You'll be notified if the delivery fails permanently.

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The response was:

452 4.2.2 The recipient's inbox is out of storage space. Please direct the recipient to https://support.google.com/mail/?p=OverQuotaTemp 5b1f17b1804b1–43d4fca8d3bsor13336335e9.3 – gsmtp

Final-Recipient: rfc822; rfquintero62@gmail.com
Action: delayed
Status: 4.2.2
Diagnostic-Code: smtp; 452-4.2.2 The recipient's inbox is out of storage space. Please direct the
 452-4.2.2 recipient to
 452 4.2.2 https://support.google.com/mail/?p=OverQuotaTemp 5b1f17b1804b1-43d4fca8d3bsor13336335e9.3 - gsmtp
Last-Attempt-Date: Fri, 21 Mar 2025 13:00:45 -0700 (PDT)
Will-Retry-Until: Sun, 23 Mar 2025 08:48:25 -0700 (PDT)

---------- Forwarded message ----------
From: Emma Trivella <emmatrivella@gmail.com>
To: "Lazcano, Jose" <JoseLazcano@miamibeachfl.gov>
Cc: Reinaldo Fernandez <rfquintero62@gmail.com>, rrabasa Fountain tower 1 <rrabasa313@gmail.com>, 803 FT Jairo Orlando Naranjo <naranjoj@hotmail.com>
Bcc:
Date: Thu, 20 Mar 2025 11:48:13 -0400
Subject: Re: Building Height Dispute Submission: Document Confirmation Request - Fountain Towers
----- Message truncated -----

Mail Delivery Subsystem <mailer-daemon@googlemail.com>   Sat, Mar 22, 2025 at 4:31 PM
To: emmatrivella@gmail.com

Delivery incomplete

There was a temporary problem delivering your message to **rfquintero62@gmail.com**. Gmail will retry for 19 more hours. You'll be notified if the delivery fails permanently.

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The response was:

452 4.2.2 The recipient's inbox is out of storage space. Please direct the recipient to https://support.google.com/mail/?p=OverQuotaTemp ffacd0b85a97d–3997f9e524csor1971799f8f.6 — gsmtp

Final-Recipient: rfc822; rfquintero62@gmail.com
Action: delayed
Status: 4.2.2
Diagnostic-Code: smtp; 452-4.2.2 The recipient's inbox is out of storage space. Please direct the
 452-4.2.2 recipient to
 452 4.2.2 https://support.google.com/mail/?p=OverQuotaTemp ffacd0b85a97d-3997f9e524csor1971799f8f.6 - gsmtp
Last-Attempt-Date: Sat, 22 Mar 2025 13:31:56 -0700 (PDT)
Will-Retry-Until: Sun, 23 Mar 2025 08:48:25 -0700 (PDT)

---------- Forwarded message ----------
From: Emma Trivella <emmatrivella@gmail.com>
To: "Lazcano, Jose" <JoseLazcano@miamibeachfl.gov>
Cc: Reinaldo Fernandez <rfquintero62@gmail.com>, rrabasa Fountain tower 1 <rrabasa313@gmail.com>, 803 FT Jairo Orlando Naranjo <naranjoj@hotmail.com>
Bcc:
Date: Thu, 20 Mar 2025 11:48:13 -0400
Subject: Re: Building Height Dispute Submission: Document Confirmation Request - Fountain Towers
----- Message truncated -----

Mail Delivery Subsystem <mailer-daemon@googlemail.com>   Sun, Mar 23, 2025 at 3:11 PM
To: emmatrivella@gmail.com

Recipient inbox full

Your message couldn't be delivered to
rfquintero62@gmail.com. Their inbox is full, or it's getting too
much mail right now.

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The response was:

452 4.2.2 The recipient's inbox is out of storage space. Please direct the recipient to https://support.google.com/mail/?p=OverQuotaTemp 5b1f17b1804b1—43d4fd72e8csor23256175e9.9 — gsmtp

Final-Recipient: rfc822; rfquintero62@gmail.com
Action: failed
Status: 4.2.2
Diagnostic-Code: smtp; 452-4.2.2 The recipient's inbox is out of storage space. Please direct the
 452-4.2.2 recipient to
 452 4.2.2 https://support.google.com/mail/?p=OverQuotaTemp 5b1f17b1804b1-43d4fd72e8csor23256175e9.9 - gsmtp
Last-Attempt-Date: Sun, 23 Mar 2025 12:11:33 -0700 (PDT)

---------- Forwarded message ----------
From: Emma Trivella <emmatrivella@gmail.com>
To: "Lazcano, Jose" <JoseLazcano@miamibeachfl.gov>
Cc: Reinaldo Fernandez <rfquintero62@gmail.com>, rrabasa Fountain tower 1 <rrabasa313@gmail.com>, 803 FT Jairo Orlando Naranjo <naranjoj@hotmail.com>
Bcc:
Date: Thu, 20 Mar 2025 11:48:13 -0400
Subject: Re: Building Height Dispute Submission: Document Confirmation Request - Fountain Towers
----- Message truncated -----

Lazcano, Jose <JoseLazcano@miamibeachfl.gov>   Mon, Mar 24, 2025 at 8:18 AM
To: Emma Trivella <emmatrivella@gmail.com>
Cc: Reinaldo Fernandez <rfquintero62@gmail.com>, rrabasa Fountain tower 1 <rrabasa313@gmail.com>, 803 FT Jairo Orlando Naranjo <naranjoj@hotmail.com>

It looks good I will run it by the fire marshal. I think this will be acceptable. Stand by

---

From: Emma Trivella <emmatrivella@gmail.com>
Sent: Thursday, March 20, 2025 11:48 AM
To: Lazcano, Jose <JoseLazcano@miamibeachfl.gov>
Cc: Reinaldo Fernandez <rfquintero62@gmail.com>; rrabasa Fountain tower 1 <rrabasa313@gmail.com>; 803 FT Jairo Orlando Naranjo <naranjoj@hotmail.com>
Subject: Re: Building Height Dispute Submission: Document Confirmation Request - Fountain Towers

[THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS]

[Quoted text hidden]

Emma Trivella <emmatrivella@gmail.com>   Mon, Mar 24, 2025 at 3:28 PM
To: "Lazcano, Jose" <JoseLazcano@miamibeachfl.gov>
Cc: Reinaldo Fernandez <rfquintero62@gmail.com>, rrabasa Fountain tower 1 <rrabasa313@gmail.com>, 803 FT Jairo Orlando Naranjo <naranjoj@hotmail.com>

Hello Mr Lazcano -
Thank you for your response and confirmation. We will wait for your feedback and if we need to share it directly to Mr Bloomfield and Mr Seijas.

Best regards,
Emma Trivella
emmatrivella@gmail.com
6175490734

[Quoted text hidden]

Mail Delivery Subsystem <mailer-daemon@googlemail.com>   Tue, Mar 25, 2025 at 3:58 PM
To: emmatrivella@gmail.com

Delivery incomplete

There was a temporary problem delivering your message to
rfquintero62@gmail.com. Gmail will retry for 47 more hours.
You'll be notified if the delivery fails permanently.

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The response was:

452 4.2.2 The recipient's inbox is out of storage space. Please direct the recipient to https://support.google.com/mail/?p=OverQuotaTemp 2adb3069b0e04—54ad6500743sor1587229e87.19 — gsmtp

Final-Recipient: rfc822; rfquintero62@gmail.com
Action: delayed
Status: 4.2.2
Diagnostic-Code: smtp; 452-4.2.2 The recipient's inbox is out of storage space. Please direct the
 452-4.2.2 recipient to
 452 4.2.2 https://support.google.com/mail/?p=OverQuotaTemp 2adb3069b0e04-54ad6500743sor1587229e87.19 - gsmtp
Last-Attempt-Date: Tue, 25 Mar 2025 12:58:44 -0700 (PDT)
Will-Retry-Until: Thu, 27 Mar 2025 12:28:39 -0700 (PDT)

---------- Forwarded message ----------
From: Emma Trivella <emmatrivella@gmail.com>
To: "Lazcano, Jose" <JoseLazcano@miamibeachfl.gov>
Cc: Reinaldo Fernandez <rfquintero62@gmail.com>, rrabasa Fountain tower 1 <rrabasa313@gmail.com>, 803 FT Jairo Orlando Naranjo <naranjoj@hotmail.com>
Bcc:
Date: Mon, 24 Mar 2025 15:28:27 -0400
Subject: Re: Building Height Dispute Submission: Document Confirmation Request - Fountain Towers
----- Message truncated -----

Lazcano, Jose <JoseLazcano@miamibeachfl.gov>   Wed, Mar 26, 2025 at 2:26 PM
To: Emma Trivella <emmatrivella@gmail.com>
Cc: Reinaldo Fernandez <rfquintero62@gmail.com>, rrabasa Fountain tower 1 <rrabasa313@gmail.com>, 803 FT Jairo Orlando Naranjo <naranjoj@hotmail.com>

Good Afternoon Emma,

Let this email serve as proof the we have received and reviewed the survey elevation provided to the fire department. We have determined that based on the survey you will no longer be considered a high rise and are exempt from the full sprinkler/ELSS requirement. Please save this email since we don't issue a letter or form. I will close this violation. Regards

[Quoted text hidden]

Emma Trivella <emmatrivella@gmail.com>   Wed, Mar 26, 2025 at 3:31 PM
To: "Lazcano, Jose" <JoseLazcano@miamibeachfl.gov>
Cc: Reinaldo Fernandez <rfquintero62@gmail.com>, rrabasa Fountain tower 1 <rrabasa313@gmail.com>, 803 FT Jairo Orlando Naranjo <naranjoj@hotmail.com>

Hello Mr Lazcano -
Thank you once again for your support on this matter and for providing confirmation on the removal from the high-rise list and exception from the sprinkler/ELSS requirement. I will ensure this email is properly documented for our records.

Best regards,
Emma Trivella
emmatrivella@gmail.com
6175490734

[Quoted text hidden]

Mail Delivery Subsystem <mailer-daemon@googlemail.com>   Wed, Mar 26, 2025 at 3:53 PM
To: emmatrivella@gmail.com

Delivery incomplete

There was a temporary problem delivering your message to **rfquintero62@gmail.com**. Gmail will retry for 23 more hours. You'll be notified if the delivery fails permanently.

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The response was:

```
452 4.2.2 The recipient's inbox is out of storage space. Please direct the recipient to https://support.google.com/mail/?
p=OverQuotaTemp 38308e7fff4ca—30d7d673d5asor24432401fa.4 — gsmtp
```

Final-Recipient: rfc822; rfquintero62@gmail.com
Action: delayed
Status: 4.2.2
Diagnostic-Code: smtp; 452-4.2.2 The recipient's inbox is out of storage space. Please direct the
 452-4.2.2 recipient to
 452 4.2.2 https://support.google.com/mail/?p=OverQuotaTemp 38308e7fff4ca-30d7d673d5asor24432401fa.4 - gsmtp
Last-Attempt-Date: Wed, 26 Mar 2025 12:53:52 -0700 (PDT)
Will-Retry-Until: Thu, 27 Mar 2025 12:28:39 -0700 (PDT)

---------- Forwarded message ----------
From: Emma Trivella <emmatrivella@gmail.com>
To: "Lazcano, Jose" <JoseLazcano@miamibeachfl.gov>
Cc: Reinaldo Fernandez <rfquintero62@gmail.com>, rrabasa Fountain tower 1 <rrabasa313@gmail.com>, 803 FT Jairo Orlando Naranjo <naranjoj@hotmail.com>
Bcc:
Date: Mon, 24 Mar 2025 15:28:27 -0400
Subject: Re: Building Height Dispute Submission: Document Confirmation Request - Fountain Towers
----- Message truncated -----

Mail Delivery Subsystem <mailer-daemon@googlemail.com>   Thu, Mar 27, 2025 at 4:49 PM
To: emmatrivella@gmail.com

Delivery incomplete

There was a temporary problem delivering your message to **rfquintero62@gmail.com**. Gmail will retry for 46 more hours. You'll be notified if the delivery fails permanently.

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The response was:

452 4.2.2 The recipient's inbox is out of storage space. Please direct the recipient to https://support.google.com/mail/?p=OverQuotaTemp 38308e7fff4ca—30dd3aee992sor479851fa.1 — gsmtp

Final-Recipient: rfc822; rfquintero62@gmail.com
Action: delayed
Status: 4.2.2
Diagnostic-Code: smtp; 452-4.2.2 The recipient's inbox is out of storage space. Please direct the
 452-4.2.2 recipient to
 452 4.2.2 https://support.google.com/mail/?p=OverQuotaTemp 38308e7fff4ca-30dd3aee992sor479851fa.1 - gsmtp
Last-Attempt-Date: Thu, 27 Mar 2025 13:49:28 -0700 (PDT)
Will-Retry-Until: Sat, 29 Mar 2025 12:31:19 -0700 (PDT)

---------- Forwarded message ----------
From: Emma Trivella <emmatrivella@gmail.com>
To: "Lazcano, Jose" <JoseLazcano@miamibeachfl.gov>
Cc: Reinaldo Fernandez <rfquintero62@gmail.com>, rrabasa Fountain tower 1 <rrabasa313@gmail.com>, 803 FT Jairo Orlando Naranjo <naranjoj@hotmail.com>
Bcc:
Date: Wed, 26 Mar 2025 15:31:07 -0400
Subject: Re: Building Height Dispute Submission: Document Confirmation Request - Fountain Towers
----- Message truncated -----

Mail Delivery Subsystem <mailer-daemon@googlemail.com>   Thu, Mar 27, 2025 at 5:18 PM
To: emmatrivella@gmail.com

Recipient inbox full

Your message couldn't be delivered to
rfquintero62@gmail.com. Their inbox is full, or it's getting too
much mail right now.

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The response was:

452 4.2.2 The recipient's inbox is out of storage space. Please direct the recipient to https://support.google.com/mail/?
p=OverQuotaTemp 38308e7fff4ca–30dd3c3b30dsor569501fa.13 – gsmtp

Final-Recipient: rfc822; rfquintero62@gmail.com
Action: failed
Status: 4.2.2
Diagnostic-Code: smtp; 452-4.2.2 The recipient's inbox is out of storage space. Please direct the
 452-4.2.2 recipient to
 452 4.2.2 https://support.google.com/mail/?p=OverQuotaTemp 38308e7fff4ca-30dd3c3b30dsor569501fa.13 - gsmtp
Last-Attempt-Date: Thu, 27 Mar 2025 14:18:20 -0700 (PDT)

---------- Forwarded message ----------
From: Emma Trivella <emmatrivella@gmail.com>
To: "Lazcano, Jose" <JoseLazcano@miamibeachfl.gov>
Cc: Reinaldo Fernandez <rfquintero62@gmail.com>, rrabasa Fountain tower 1 <rrabasa313@gmail.com>, 803 FT Jairo Orlando Naranjo <naranjoj@hotmail.com>
Bcc:
Date: Mon, 24 Mar 2025 15:28:27 -0400
Subject: Re: Building Height Dispute Submission: Document Confirmation Request - Fountain Towers
----- Message truncated -----

Mail Delivery Subsystem <mailer-daemon@googlemail.com>   Fri, Mar 28, 2025 at 7:40 PM
To: emmatrivella@gmail.com

Delivery incomplete

There was a temporary problem delivering your message to
rfquintero62@gmail.com. Gmail will retry for 19 more hours.
You'll be notified if the delivery fails permanently.

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The response was:

452 4.2.2 The recipient's inbox is out of storage space. Please direct the recipient to https://support.google.com/mail/?p=OverQuotaTemp 38308e7fff4ca-30dd3bfc31fsor5030961fa.9 – gsmtp

Final-Recipient: rfc822; rfquintero62@gmail.com
Action: delayed
Status: 4.2.2
Diagnostic-Code: smtp; 452-4.2.2 The recipient's inbox is out of storage space. Please direct the
 452-4.2.2 recipient to
 452 4.2.2 https://support.google.com/mail/?p=OverQuotaTemp 38308e7fff4ca-30dd3bfc31fsor5030961fa.9 - gsmtp
Last-Attempt-Date: Fri, 28 Mar 2025 16:40:41 -0700 (PDT)
Will-Retry-Until: Sat, 29 Mar 2025 12:31:19 -0700 (PDT)

---------- Forwarded message ----------
From: Emma Trivella <emmatrivella@gmail.com>
To: "Lazcano, Jose" <JoseLazcano@miamibeachfl.gov>
Cc: Reinaldo Fernandez <rfquintero62@gmail.com>, rrabasa Fountain tower 1 <rrabasa313@gmail.com>, 803 FT Jairo Orlando Naranjo <naranjoj@hotmail.com>
Bcc:
Date: Wed, 26 Mar 2025 15:31:07 -0400

Subject: Re: Building Height Dispute Submission: Document Confirmation Request - Fountain Towers
----- Message truncated -----

Mail Delivery Subsystem <mailer-daemon@googlemail.com>   Sat, Mar 29, 2025 at 4:41 PM
To: emmatrivella@gmail.com

Recipient inbox full

Your message couldn't be delivered to **rfquintero62@gmail.com**. Their inbox is full, or it's getting too much mail right now.

LEARN MORE

The response was:

452 4.2.2 The recipient's inbox is out of storage space. Please direct the recipient to https://support.google.com/mail/?p=OverQuotaTemp 38308e7fff4ca−30dd3bfc31fsor6998601fa.9 − gsmtp

Final-Recipient: rfc822; rfquintero62@gmail.com
Action: failed
Status: 4.2.2
Diagnostic-Code: smtp; 452-4.2.2 The recipient's inbox is out of storage space. Please direct the
 452-4.2.2 recipient to
 452 4.2.2 https://support.google.com/mail/?p=OverQuotaTemp 38308e7fff4ca-30dd3bfc31fsor6998601fa.9 - gsmtp
Last-Attempt-Date: Sat, 29 Mar 2025 13:41:24 -0700 (PDT)

---------- Forwarded message ----------
From: Emma Trivella <emmatrivella@gmail.com>
To: "Lazcano, Jose" <JoseLazcano@miamibeachfl.gov>
Cc: Reinaldo Fernandez <rfquintero62@gmail.com>, rrabasa Fountain tower 1 <rrabasa313@gmail.com>, 803 FT Jairo Orlando Naranjo <naranjoj@hotmail.com>
Bcc:

Date: Wed, 26 Mar 2025 15:31:07 -0400
Subject: Re: Building Height Dispute Submission: Document Confirmation Request - Fountain Towers
----- Message truncated -----